149.0	0006	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	791,400 / 791,400
					USE VALUE:	791,400 / 791,400
					ASSESSED:	791,400 / 791,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		BENJAMIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MENDEZ CARLOS
Owner 2:	MENDEZ DEBORAH R
Owner 3:	
Street 1:	16 BENJAMIN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,572 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Vinyl Exterior and 1936 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6572.000	359,400		432,000	791,400
Total Card	0.151	359,400		432,000	791,400
Total Parcel	0.151	359,400		432,000	791,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.74 | /Parcel: 408.7

Legal Description

User Acct 98325

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 04/15/14

!11666!

PREVIOUS ASSESSMENT

Parcel ID 149.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	359,500	0	6,572.	432,000	791,500	791,500	Year End Roll	12/18/2019
2019	101	FV	271,300	0	6,572.	432,000	703,300	703,300	Year End Roll	1/3/2019
2018	101	FV	271,300	0	6,572.	382,600	653,900	653,900	Year End Roll	12/20/2017
2017	101	FV	271,300	0	6,572.	320,900	592,200	592,200	Year End Roll	1/3/2017
2016	101	FV	271,300	0	6,572.	320,900	592,200	592,200	Year End	1/4/2016
2015	101	FV	256,700	0	6,572.	277,700	534,400	534,400	Year End Roll	12/11/2014
2014	101	FV	238,500	0	6,572.	268,500	507,000	507,000	Year End Roll	12/16/2013
2013	101	FV	234,600	0	6,572.	255,500	490,100	490,100		12/13/2012

PRINT

Date	Time
12/11/20	01:48:32

LAST REV

Date	Time
09/10/19	09:34:18
danam	
11666	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROPER WILLIAM	27799-18		10/24/1997		250,000	No	No		Y

USER DEFINED

Prior Id # 1:	98325
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/4/2019	460	New Wind	80,000	C				
6/29/2016	903	Solar Pa	3,780					
5/15/2013	694	Redo Kit	120,000					
9/19/2006	786	Manual	4,000					replace decking an

ACTIVITY INFORMATION

Date	Result	By	Name
4/15/2014	Measured	PC	PHIL C
6/7/2013	Info Fm Prmt	EMK	Ellen K
10/23/2008	Meas/Inspect	189	PATRIOT
12/7/1999	Mailer Sent		
11/17/1999	Measured	263	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6572		Sq. Ft.	Site		0	70.	0.94	8									432,014						432,000	

Total AC/HA: 0.15087 | Total SF/SM: 6572 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 432,014 | Spl Credit | Total: 432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.19229937
Const Adj.:	0.98000199
Adj $ / SQ:	151.899
Other Features:	94000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	441483
Depreciation:	82116
Depreciated Total:	359367

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB 1		

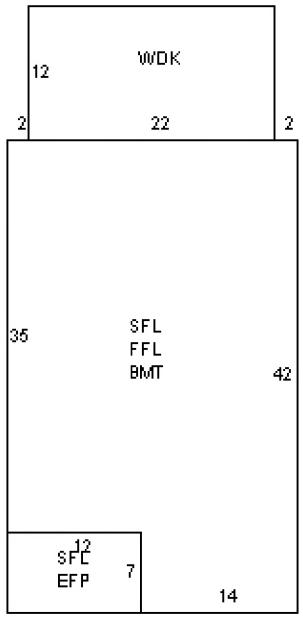
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	151.90
Special Features:	0	Val/Su Net:	109.17
Final Total:	359400	Val/Su SzAd	185.62

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,008	45.570	45,934
FFL	First Floor	1,008	151.900	153,114
SFL	Second Floor	928	151.900	140,993
WDK	Deck	264	9.590	2,532
EFP	Enclos Porch	84	58.440	4,909

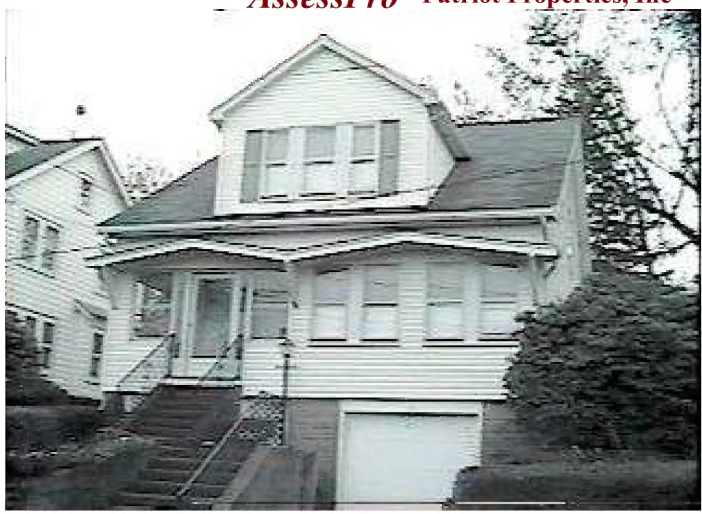
Net Sketched Area:	3,292			Total:	347,482
Size Ad	1936.2000	Gross Are	3456	FinArea	1936

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	85				

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

149.0-0006-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	2006	0.00	T	10.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	